

058.C

0001

0421.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

519,500 / 519,500

USE VALUE:

519,500 / 519,500

ASSESSED:

519,500 / 519,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	421
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Owner 1: JABR REEM Z

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL # 421

Street 2:

Twn/City: ARLINGTON

StProv: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ORLOV MARY J -

Owner 2: -

Street 1: 2115 PRE-EMPTION ROAD

Twn/City: OAKS CORNERS

StProv: NY Cntry

Postal: 14518

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 996 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	519,500			519,500		153915
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

PREVIOUS ASSESSMENT								Parcel ID	058.C-0001-0421.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID # 1: 153915	
2022	102	FV	519,500	0	.	.	519,500		Year end	12/23/2021	PRIOR ID # 2:	
2021	102	FV	512,400	0	.	.	512,400		Year End Roll	12/10/2020	PRIOR ID # 3:	
2020	102	FV	498,300	0	.	.	498,300	498,300	Year End Roll	12/18/2019	PRIOR ID # 1:	
2019	102	FV	466,000	0	.	.	466,000	466,000	Year End Roll	1/3/2019	PRIOR ID # 2:	
2018	102	FV	387,900	0	.	.	387,900	387,900	Year End Roll	12/20/2017	PRIOR ID # 3:	
2017	102	FV	361,900	0	.	.	361,900	361,900	Year End Roll	1/3/2017	ASR Map:	
2016	102	FV	361,900	0	.	.	361,900	361,900	Year End	1/4/2016	Fact Dist:	
2015	102	FV	328,500	0	.	.	328,500	328,500	Year End Roll	12/11/2014	Reval Dist:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				5146	
ORLOV MARY J	52630-205		4/23/2009			310,000	No	No						5146	
TODD MARY P/ETA	27712-91		9/26/1997			169,000	No	No	Y					ASR Map:	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/5/2017		Measured							10/5/2017	Measured	DGM	D Mann					
7/23/2009		MLS							7/23/2009	MLS	MM	Mary M					
5/6/2000									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES**COMMENTS****SKETCH**

Full Bath: 2 Rating: Average

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: Rating:

Building Number 1.

OTHER FEATURES

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 4 BRs: 2 Baths: 2 HB

REMODELING**RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 1 4 2 0

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General: Totals

1 4 2

DEPRECIATION

Phys Cond: GD - Good 14. %

Functional: %

Economic: %

Special: %

Override: %

Total: 14.9 %

CALC SUMMARY**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

Basic \$ / SQ: 325.00

Size Adj.: 1.10240960

Const Adj.: 0.97656715

Adj \$ / SQ: 349.888

Other Features: 45349

Grade Factor: 1.00

NBHD Inf: 1.54999995

NBHD Mod:

LUC Factor: 1.00

Adj Total: 610447

Depreciation: 90957

Depreciated Total: 519490

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr: 542.33

Special Features: 0

Val/Su Net: 521.59

Final Total: 519500

Val/Su SzAd 521.59

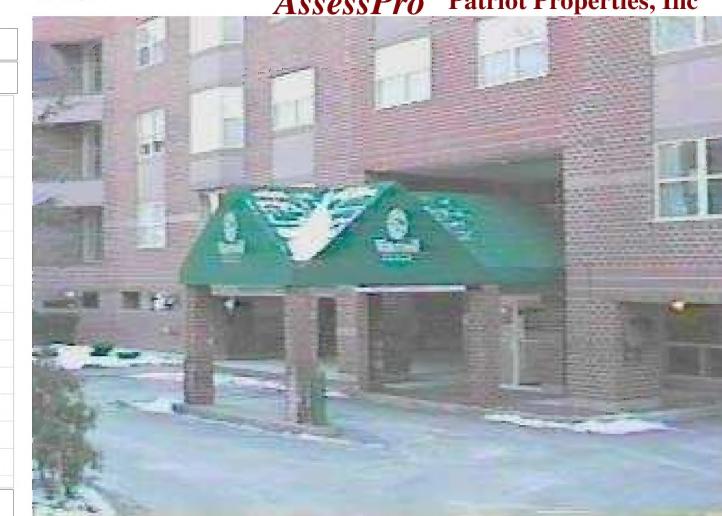
SKETCH**RESIDENTIAL GRID****SKETCH****SUB AREA**

Code Description Area - SQ Rate - AV Undepr Value Sub % Area Usbl Descrip % Type Qu # Ten

GLA Gross Liv Ar 996 349.890 348,488

Net Sketched Area: 996 Total: 348,488

Size Ad 996 Gross Area 996 FinArea 996

IMAGE**AssessPro Patriot Properties, Inc**